



General Assembly

Amendment

February Session, 2026

LCO No. 5877



Offered by:

SEN. CABRERA, 17th Dist.

REP. PAVALOCK-D'AMATO, 77th Dist.

REP. WOOD K., 29th Dist.

SEN. DUFF, 25th Dist.

SEN. HWANG, 28th Dist.

REP. ROJAS, 9th Dist.

To: Subst. Senate Bill No. 340

File No. 222

Cal. No. 177

"AN ACT CONCERNING CONTINUING REAL ESTATE EDUCATION REQUIREMENTS, PUBLIC MARKETING OF CERTAIN REAL ESTATE LISTINGS AND REVISING THE TITLE OF A REAL ESTATE SALESPERSON TO A REAL ESTATE AGENT."

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- 1 Strike section 32 in its entirety and insert the following in lieu thereof:
- 2 "Sec. 32. (NEW) (*Effective October 1, 2026*) (a) As used in this section:
- 3 (1) "Public marketing" means any promotion or distribution of
- 4 information through any medium that is reasonably accessible to
- 5 prospective buyers or tenants, real estate licensees and the general
- 6 public that provides open and nondiscriminatory access to available
- 7 residential real property for sale or lease, such as (A) the display of real
- 8 estate listings on a publicly accessible Internet web site or digital
- 9 platform; (B) promotion through any social media platform; (C)
- 10 distribution through electronic mail to more than one recipient at a time;
- 11 (D) signage directing consumers to a real estate broker; (E) publication
- 12 on a real estate broker's or brokerage Internet web site, application or

13 other digital platform, or inclusion on a private network established
14 among not less than two real estate brokerage agencies or franchisees;
15 or (F) digital advertisement intended for public distribution.

16 (2) "Multiple listing service" means any cooperative information
17 exchange system, operated by, or on behalf of, licensed real estate
18 brokers, that: (A) Aggregates and disseminates information concerning
19 real estate listings among participating real estate brokers on a broad
20 and nondiscriminatory basis, and is not limited to (i) a single brokerage
21 or affiliated group of brokerages, or (ii) an exclusionary group of
22 participating real estate brokers; (B) is governed by standardized rules;
23 (C) provides for the distribution of such real estate listing information
24 to publicly accessible real estate marketplaces and Internet web sites
25 contemporaneously with, and not later than, the first instance of public
26 marketing of any such real estate listing; and (D) is not established or
27 operated for the purpose of limiting the visibility or distribution of real
28 estate listings.

29 (3) "Real estate agent", "real estate broker" and "residential real
30 property" have the same meanings as provided in section 20-311 of the
31 general statutes, as amended by this act.

32 (b) Any real estate broker or real estate agent representing a seller or
33 landlord in a real estate transaction involving such seller's or landlord's
34 residential property shall: (1) Furnish all property information
35 authorized for disclosure by such seller or landlord, and any other
36 information or material facts such real estate broker or real estate agent
37 representing such seller or landlord is obligated to disclose to any
38 prospective buyer or tenant on an equal and nondiscriminatory basis,
39 through a real estate broker or real estate agent, if such prospective
40 buyer or tenant is represented, or directly, if such prospective buyer or
41 tenant is unrepresented; (2) respond to inquiries from any prospective
42 buyer or tenant on an equal and nondiscriminatory basis, through a real
43 estate broker or real estate agent if such prospective buyer or tenant is
44 represented, or directly, if such prospective buyer or tenant is
45 unrepresented, or designate a specific individual responsible for

46 responses to any such inquiry; and (3) make the residential property
47 available for in-person or virtual showings to any prospective buyer or
48 tenant on an equal and nondiscriminatory basis, through a real estate
49 broker or real estate agent if such prospective buyer or tenant is
50 represented, or directly, if such prospective buyer or tenant is
51 unrepresented.

52 (c) (1) Except as provided in subsection (d) of this section, any real
53 estate broker or real estate agent representing a seller or landlord in a
54 real estate transaction involving such seller's or landlord's residential
55 property shall, concurrently with, or prior to, the first instance of public
56 marketing, make such residential property available to the general
57 public on a fair, nondiscriminatory and publicly accessible listing
58 platform that is reasonably designed to generate broad public exposure
59 to prospective buyers or tenants. Such requirement may be satisfied
60 through an active listing on (A) at least one multiple listing service
61 operating in this state, (B) a publicly accessible Internet listing platform,
62 or (C) any other electronic listing platform that provides unrestricted
63 public access to listing information.

64 (2) No such real estate broker or real estate agent shall satisfy the
65 requirements of subparagraph (B) or (C) of subdivision (1) of this
66 subsection through the use of any listing platform, if access to such
67 listing platform is limited or the platform (A) requires an invitation,
68 password or other credentials to access such listing platform, or (B) is
69 designed primarily for internal use by a single brokerage or affiliated
70 group.

71 (d) Nothing in this section shall be construed to: (1) Require a seller
72 or landlord of residential property to publicly market and submit such
73 residential property for active listing on at least one multiple listing
74 services operating in this state; (2) prohibit the use of private listings,
75 pocket listings or office-exclusive listings, provided any such listing is
76 not publicly marketed; (3) restrict a seller of residential property from
77 directing a real estate broker or real estate agent to market such property
78 privately or to a limited group of prospective buyers, provided any such

79 direction complies with all state and federal laws; (4) restrict an
80 individual agent at a brokerage to market to another agent at a different
81 brokerage when marketing a private listing or pocket listing, provided
82 any such private listing or pocket listing is not publicly marketed; or (5)
83 restrict the real estate broker or real estate agent representing the seller
84 or landlord of residential property in a real estate transaction involving
85 such seller's or landlord's residential property from furnishing property
86 information to other real estate brokers or real estate agents controlled
87 and supervised by the same supervising licensee in the same office.

88 (e) A Seller/Landlord Opt-Out of Real Estate Public Marketing form
89 shall be executed at such time the listing agreement is executed upon
90 the request of a seller or landlord of residential property to opt-out of
91 public marketing. The Seller/Landlord Opt-Out of Real Estate Public
92 Marketing form shall be printed in not less than ten-point type and be
93 contained in the following form:

94 "SELLER OPT-OUT OF REAL ESTATE PUBLIC MARKETING

95 Public marketing of residential property through multiple listing
96 services, Internet portals and web sites is intended to maximize
97 exposure to prospective buyers and promote competition in the sale of
98 such property.

99 This form documents the Seller's informed decision to decline such
100 public marketing and the potential consequences of doing so.

101 (Seller)

102 (Property Address)

103 By signing below, the Seller acknowledges and agrees to the
104 following (initial each):

105 (1) The Seller understands that the Seller's property may not be
106 visible to a broad range of prospective buyers and real estate licensees
107 representing prospective buyers of the Seller's property.

108 (2) The Seller understands that foregoing public marketing may
109 reduce competition for the property, may result in fewer offers to
110 purchase the Seller's property and may adversely impact the final sale
111 price and terms of the sale of the Seller's property.

112 (3) The Seller understands that limiting or restricting access to
113 the property, including showings or tours, may further reduce buyer
114 interest and may not be in the Seller's best financial interest.

115 (4) The Seller is making this decision knowingly and voluntarily,
116 and has had the opportunity to consult with a real estate broker or real
117 estate agent and Seller's Attorney regarding the potential impacts of this
118 decision.

119 (Seller) Date

120 (Authorized Representative) Date

121 (Brokerage Name)

122 LANDLORD OPT-OUT OF REAL ESTATE PUBLIC MARKETING

123 Public marketing of residential property through multiple listing
124 services, Internet portals and web sites is intended to maximize
125 exposure to prospective tenants and promote competition in the rental
126 of such property.

127 This form documents the Landlord's informed decision to decline
128 such public marketing and the potential consequences of doing so.

129 (Landlord Name)

130 (Property Address)

131 By signing below, the Landlord acknowledges and agrees to the
132 following (initial each):

133 (1) The Landlord understands that the Landlord's property may

134 not be visible to a broad range of prospective tenants and real estate
135 licensees representing prospective tenants of the Landlord's property.

136 (2) The Landlord understands that foregoing public marketing
137 may reduce competition for the property, may result in fewer offers to
138 rent the Landlord's property and may adversely impact the final rent
139 price and terms of the sale of the Landlord's property.

140 (3) The Landlord understands that limiting or restricting access
141 to the property, including showings or tours, may further reduce tenant
142 interest and may not be in the Landlord's best financial interest.

143 (4) The Landlord is making this decision knowingly and
144 voluntarily, and has had the opportunity to consult with a real estate
145 broker or real estate agent and Landlord's Attorney regarding the
146 potential impacts of this decision.

147 (Landlord) Date

148 (Authorized Representative) Date

149 (Brokerage Name)"

150 (f) Any real estate broker or real estate agent who violates any
151 provision of this section shall be subject to the actions and penalties set
152 forth in section 20-320 of the general statutes."

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| This act shall take effect as follows and shall amend the following sections: | | |
| Sec. 32 | October 1, 2026 | New section |